



**, Iron Cross, Salford Priors**  
Evesham, WR11 8SH

Jeremy  
McGinn & Co 

# Available at Offers In The Region Of £850,000



Ivy Cottage is an exceptional and beautifully presented home with origins dating back to the 17th century, thoughtfully extended in the 1980/90s to create a spacious and versatile family residence. The current owners have meticulously enhanced the property to an outstanding standard, blending period character with modern comfort.

The landscaped gardens are a particular highlight — expertly designed with a variety of seating areas, mature planting, and striking designer sculpture (separate negotiation). Each space has been positioned to make the most of the breathtaking backdrop of open countryside and farmland, creating a peaceful and private setting.

Gated entrance to the front opens onto a driveway providing ample parking. Additional rear gates lead to a detached double garage with room above, offering excellent potential for conversion into annexe or home office (subject to necessary consents).

Inside, the cottage is rich in original character, featuring exposed wall and ceiling timbers, oak and flagstone floors. These charming period details are perfectly complemented by high-quality contemporary finishes throughout.

Accommodation comprises: a welcoming reception hall with staircase and cloakroom; a living room with impressive inglenook opening into a cosy snug with garden access; and a formal dining room leading through to a superb farmhouse-style kitchen fitted with granite worktops, AGA, and Neff appliances.

A utility room with French doors to the garden provides further practicality and connects to a spacious family/drawing room with fireplace and a secondary staircase rising to one of the bedrooms, with fitted wardrobes and en-suite.

The main staircase leads to a galleried landing serving three further bedrooms. The principal suite enjoys fitted furniture, a stylish modern en-suite, and French doors opening onto a glass balcony with stunning countryside views. Two further bedrooms with one arranged as a dressing room, and a well-appointed Bathroom.





**Tax Band: G**

**Council: Stratford**

**Tenure: Freehold**

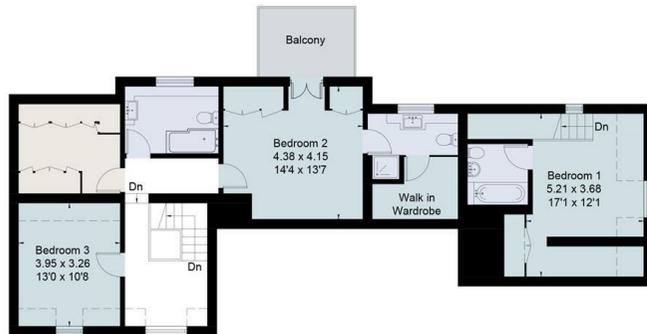
Agents Note -These photos were taken in the Summer time.

'Ivy Cottage' is situated in the semi-rural hamlet of Iron Cross, close to the village of Salford Priors where there is a primary school, a church, post office and a popular country pub. There is another primary school in the village of Dunnington about a mile away. Slightly further afield lies the historic Roman market town of Alcester where there is a Waitrose, many shops, cafes and pubs, several schools and Alcester grammar.

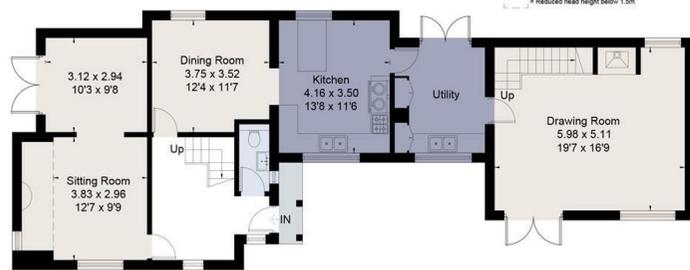
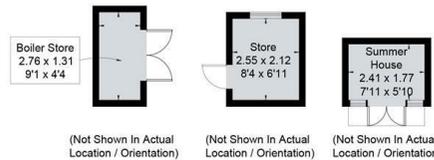
The area has good road access to the M40 (J15) 16 miles away and trains run from Evesham, Stratford-upon-Avon and Warwick Parkway.

# Floor Plan

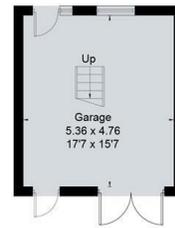
Approximate Floor Area = 211.1 sq m / 2272 sq ft  
 Garage = 47.7 sq m / 513 sq ft  
 Outbuildings = 13.1 sq m / 141 sq ft  
 Total = 271.9 sq m / 2926 sq ft



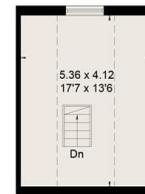
First Floor



Ground Floor

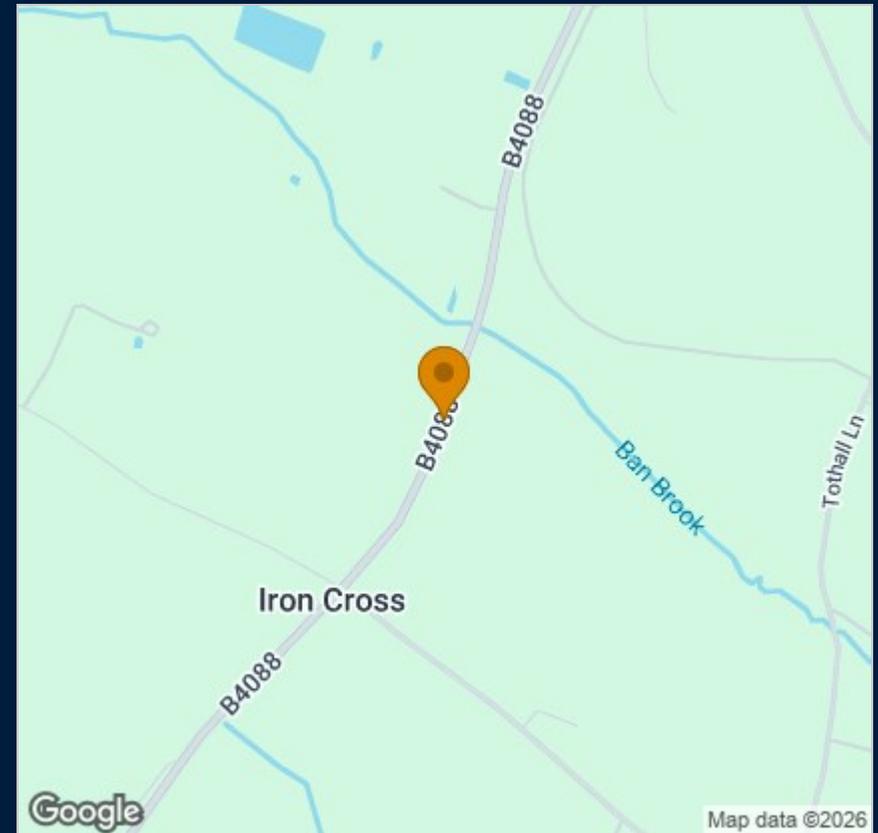


Garage - Ground Floor  
(Not Shown In Actual Location / Orientation)



Garage - First Floor

# Map



# Energy Performance

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	59	66
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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